

**LOWER OXFORD TOWNSHIP  
PLANNING COMMISSION  
Meeting Minutes**

Thursday, August 23, 2012

The Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, August 23, 2012, at 7:30 p.m.

The following were in attendance:

**Members:**

Kevin Martin, Chairman	A	John Williams, Vice-Chairman	P
Joel Brown	P	Larry Moran	P
John Walsh	A	Jay Stout	P
Bill Lewis	P	Debbie Kinney, Zoning Officer/Secretary	P

**Public:**

Teri D'Ignazio	Curt Miller, Rettew Associates
Ron Kepler	Ed Lennex, Oxford Area Sewer Authority
Barry Hostetter	Stephen Sinclair, Hunt Engineering
Jim Baumgartner, Rettew Associates	

**CALL TO ORDER**

Vice-Chairman, John Williams, called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

Vice-Chairman, John Williams, led the Pledge of Allegiance to the Flag.

**MOMENT OF SILENCE**

**PUBLIC COMMENTS**

- None.

**RECOGNITION OF THOSE ASKING TO APPEAR ON AGENDA**

- None.

**APPROVAL OF MEETING MINUTES**

*Bill Lewis made a motion to approve the Planning Commission meeting minutes of Monday, July 23, 2012. Seconded by Jay Stout. All in favor.*

**Subdivision & Land Development Plans – Items to be discussed**

➤ **Hostetter – 4-Lot Commercial Subdivision**

The Planning Commission was in receipt of a review letter dated August 15, 2012, in response to Lower Oxford's review letter from Light-Heigel dated June 28, 2012. Mr. Jim Hillard was in attendance to present the plan to the Planning Commission and answer any questions they may have. Mr. Hillard stated that he has the Sewage Facilities Planning Module to be sent to the agencies for review and that this particular SFPM will need to be advertised. Mr. Hillard submitted two copies of the planning module to Debbie Kinney for Chester County Planning and Light-Heigel's review and will submit two additional copies next week for Chester County Health Department and one for the Township's copy.

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*Bill Lewis made a motion to recommend the Hostetter 4-Lot Commercial Subdivision to the Board of Supervisors for approval. Seconded by Jay Stout. Motion carried. Joel Brown abstained.*

➤ **OASA – Ross Sprayfield LDP**

The Planning Commission looked over the plans for the Oxford Area Sewer Authority Ross Sprayfield application for land development. The plans complied with the Conditional Use Hearing Decision that was signed on January 31, 2008.

***Larry Moran made a motion to approve a Preliminary/Final plan waiver for the OASA Ross Sprayfield Land Development Plan. Bill Lewis seconded the motion. Joel Brown abstained. Motion Carried.***

***Bill Lewis made a motion to approve OASA Ross Sprayfield Land Development Plan and recommend approval to the Board of Supervisors. Seconded by Larry Moran. Joel Brown abstained. Motion Carried.***

➤ **Lincoln University – International Cultural Center – Parking Lot Expansion**

Stephen Sinclair, Hunt Engineering, presented the plan to the Planning Commission. He stated that the new parking lot expansion will have a total of 82 (net gain) parking spaces. Mr. Sinclair stated that this is a Department of General Services Project and that they will be requesting a preliminary/final waiver at next months' Planning Commission meeting.

**NEW BUSINESS**

- None.

**OLD BUSINESS**

- **Lighting Ordinance** – None.

**OLD BUSINESS**

- None.

**PUBLIC COMMENT**

- None.

**Adjournment**

*Joel Brown made a motion to adjourn at 8:03 p.m. Seconded by Larry Moran. All in favor. Motion Carried.*

Respectfully Submitted,

Deborah J. Kinney, Secretary